BOOK 5006 PAGE 767

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LOUISE DENTON BINKLEY, ET AL (NAME:)	SAME (NAME)	
500 Cheyenne Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tenn (CITY) (P. O. /ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

I, LUCY ROSE DENTON, a widow, hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said LOUISE DENTON BINKLEY, MARY DENTON AGEE, and CAROLYN DENTON WALTERS, hereinafter called the GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the northeasterly part of Lot No. 16 of Block D on the Map of Subdivision No. 3 of Life & Casualty Insurance Company Property at Old Hickory, Tennessee, of record in Book 974, page 11 and a part of an unnumbered tract lying immediately northeast of said Subdivision, described together as follows:

Beginning at a point in the line between lots Nos. 15 and 16 of said Block on said Plan, said point being 160 feet as measured along the line between said lots northeast from Hamblen Avenue; thence with the line between said lots and along said line extended and along the east line of the property conveyed to A. J. Davis and wife, by deed of record in Book 1450, page 131, Register's Office for said County, northeasterly 180 feet to the margin of the right-of-way of the Tennessee Central Railroad; thence with the margin of the same southeasterly 60 feet to a point; thence southwesterly parallel to the first line, passing the common corner of Lots 16 and 17 at 165 feet and continuing with the line between said lots, 15 feet, a total distance of 180 feet to a point in the line between lots 16 and 17 which is 160 feet as measured along said line between said lots from Hamblen Avenue; thence northwesterly parallel to Hamblen Avenue 60 feet to the point of beginning.

Being the same property conveyed to Monroe Nathan Denton and wife, Lucy Rose Denton, by deed from Loyd J. Hale and wife, Allie E. Hale, of record in Book 2300, page 287, Register's Office for Davidson County, Tennessee, the said Monroe Nathan Denton having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 17th day of May 1976

My commission expires: May 21, 1979 (Affix Seal)

Affiant: Lucy Rose Denton

Notary Public: Jim R Everett Jr.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 17th *day of* May, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lucy Rose Denton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* LUCY ROSE DENTON, a widow

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, *Tennessee, this* 18th *day of* March, *19* 76

Commission expires May 21, 1979 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

MAR 18 76 CONV 10,000.00
MAR 18 76 S'TAX B* 26.00
MAR 18 76 PR'FEE B* .50
MAR 18 76 W'DEED B* 4.00 * 30.50

WARRANTY DEED

FROM
LUCY ROSE DENTON
TO
LOUISE DENTON BINKLEY,
ET AL

D 40730

IDENTIF. REFERENCE

MAR 18 11 39 AM '76

FEES ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS